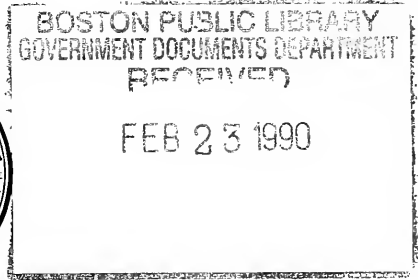




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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT

Fiscal Year Ending June 30, 1977

BOSTON, SEPTEMBER 1, 1977.

HON. KEVIN H. WHITE,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 108.18 Chapter 802 of the Acts of 1972 as amended, I submit herewith a brief report of the activities of the Building Department during the past twelve months.

FRANCIS W. GENS,
Building Commissioner.

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DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871.

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council, whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council. It was approved by the Council in 1943. Since 1943 the code has undergone several minor and a number of major amendments or revisions.

On January 1, 1975, the Massachusetts State Building Code, Chapter 802, Acts of 1972, as amended, went into effect in the City of Boston and superseded all previous codes.

The Massachusetts State Code* places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures,

*The Commonwealth of Massachusetts Building Code has been in effect since January 1, 1975.

except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects all installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,[†] and the Zoning Commission. Chapter 616 of the Acts of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955 in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth created the Historic Beacon Hill District, bounded

“southerly by the northerly side line of Beacon street;
westerly by a line parallel with an 150 feet distant

[†]The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 605 of the Acts of 1956, on December 31, 1964.

westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly side line of Charles street; northerly again by the southerly side line of Charles street; northerly again by the southerly side line of Revere street; westerly again by the westerly side line of Myrtle street; northerly again by the southerly side line of Myrtle street; and easterly again by the westerly side line of Hancock street and said side line extended southerly to Beacon street and said side line extended southerly to Beacon street; excluding however, from said area land of the Commonwealth and the estates numbered 26 to 88 inclusive and 98 to 136 inclusive on Myrtle street”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from the westerly line of Charles street.”

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

“southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estate numbered 140

Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue, westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,”

and also another contiguous area bounded

“northerly by a line parallel to and forty feet distant southerly from the southerly side line of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and Charles Street Circle, and including the estates located at 131 and 141 Cambridge street and 2-16 Lynde street.”

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a “Back Bay Residential District” and established within the framework of the Boston Redevelopment Authority a “Back Bay Architectural Commission” which is empowered to pass on all building construction and related matters within the district. the Building Commission may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The “Back Bay Residential District” comprises the area bounded as follows:

“Westerly by the easterly side line of Charlesgate East; northerly by the southerly side line of Back street; easterly by the westerly side line of Enbankment road; northerly by the southerly side line of Beacon street; easterly by the westerly side line of Arlington street;

southerly by the northerly side line of Arlington street; between Newbury street and Commonwealth avenue, from Arlington street to the westerly side line of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly side line of Massachusetts avenue; and southerly by the northerly side line of Newbury street.”

A summary of the activities of the Building Department for the past months from July 1, 1976 to June 30, 1977 is included.

CLASSIFICATION OF DEPARTMENT PERSONNEL
(As effective July 1, 1976)

NUMBER	TITLE	GRADE	COMPENSATION
1	Building Commissioner.....		*\$30,000.00
1	Supervising Structural Engineer.....	MM-10	555.56
1	Deputy Building Commissioner.....	MM-10	555.56
2	Assistant Building Commissioner.....	MM- 9	513.41
1	Supervisor of Construction and Safety.....	MM- 6	394.64
1	Supervisor of Electrical Inspection.....	MM- 6	394.64
1	Supervisor of Mechanical Inspection.....	MM- 6	394.64
5	Senior Administrative Assistant.....	MM- 5	360.15
1	Zoning Administrator.....	MM- 5	360.15
2	Principal Structural and Safety Engineer.....	R-18	374.35
1	Senior Electrical Engineer.....	R-17	392.60
1	Senior Mechanical Engineer.....	R-17	392.60
1	Chief Gasfitting and Sprinkler Inspector.....	R-16	358.10
1	Chief Elevator Inspector.....	R-16	324.70
1	Chief Plumbing Inspector.....	R-16	358.10
1	Chief Egress Inspector.....	R-16	324.70
3	Chief Electrical Inspector.....	El-16	358.10
3	Chief Building Inspector.....	R-16	358.10
2	Chief Building Administrative Clerk.....	R-14	293.00
1	Senior Legal Assistant.....	R-14	293.00
1	Building Plan Examiner.....	R-14	293.00
1	Senior Elevator Inspector.....	R-14	293.00
1	Senior Gasfitting and Sprinkler Inspector.....	R-14	293.00
5	Senior Building Inspector.....	R-14	293.00
1	Senior Plumbing Inspector.....	R-14	293.00
5	Senior Electrical Inspector.....	El-13	293.00
1	Title Examiner.....	R-13	207.00
1	Head Administrative Clerk.....	R-13	264.75
27	Building Inspector.....	R-13	264.75
1	Senior Egress Inspector.....	R-13	264.75
1	Sprinkler Inspector.....	R-13	264.75
7	Elevator Inspector.....	R-13	264.75
3	Gasfitting Inspector.....	R-13	264.75
10	Plumbing Inspector.....	R-13	264.75
1	Assistant Zoning Administrator.....	R-12	228.05
1	Building Materials Technician.....	R-12	228.05
1	Principal Cashier.....	R-12	239.69
1	Street Numbering Inspector.....	R-12	228.05
2	Egress Inspector.....	R-12	251.95
2	Head Clerk and Secretary.....	R-12	251.95
1	Exterior Electrical Inspector.....	El-12	272.21
11	Interior Electrical Inspector.....	El-12	272.21
2	Head Clerk.....	R-11	239.60
1	Building Plans Storage Attendant.....	R-10	228.05
9	Principal Clerk.....	R- 8	207.35
4	Senior Clerk and Typist.....	R- 5	180.60
1	Senior Microfilm Operator.....	R- 5	180.60

The following is a statement showing by number, purpose, and estimated cost the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Fiscal Year Ending June 30, 1977

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies.	—	—	—	—	—	—
Churches, chapels, synagogues.	—	—	—	—	—	—
Dwellings, one-family.	11	\$379,000	788	\$929,200	799	\$1,308,200
Dwellings, two-family.	12	404,000	887	992,900	899	1,396,900
Dwellings, three-family.	4	175,000	899	1,888,800	903	2,063,800
Dwellings, with stores.	—	—	—	—	—	—
Dwellings, multifamily.	10	11,380,000	348	26,790,800	358	38,170,800
Multifamily, with stores.	—	—	—	—	—	—
Educational buildings, schools, colleges, academies, etc.	—	—	—	—	—	—
Garage, repair shops.	2	2,130,000	—	—	2	2,130,000
Hotel and club buildings.	—	—	—	—	—	—
Institutional buildings, hospitals, clinics, asylums.	—	—	6	6,800,800	6	6,800,800
Lodgings, dormitories, homes, convents, etc.	8	538,300	92	8,700,900	30	9,239,200
Manufacturing buildings, bakeries, laundries, workshops, etc.	72	11,800,900	1,515	33,400,400	1,587	45,201,300
Mercantile buildings, stores, salesrooms and service stations, etc.	61	15,008,955	1,025	33,549,300	1,086	51,558,255
Office and bank buildings.	—	—	—	—	—	—
Public buildings.	—	—	—	—	—	—
Stables, kennels, etc.	—	—	—	—	—	—
Storage buildings.	—	—	—	—	—	—
Miscellaneous.	—	—	—	—	—	—
Total	180	\$41,816,155	5,490	\$119,053,100	5,670	\$160,869,255

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period
July 1, 1976-June 30, 1977

NUMBER OF FAMILY UNITS IN EACH BUILDING	1975-1976		1976-1977	
	Buildings	Families	Buildings	Families
1	45	45	11	11
2	6	12	12	24
3	2	6	4	12
4	—	—	—	—
Multi	—	—	10	10
Total	53	63	47	57

SUMMARY OF HOUSING CONSTRUCTION — Year 1976-1977	
New habitations erected	47
Accommodations provided by new construction	57
Accommodations provided by alterations	300
Habitations razed	728
Accommodations eliminated by razing	1976

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1976-1977	
	Buildings	Families
One-family	728	1976
Two-family		
Three-family		
Four-family		
Multi		

On July 1, 1977, there were (estimated) in the City of Boston

Brick and other fire-resistive buildings	44,178
Brick and other fire-resistive buildings erected	106
Brick and other fire-resistive buildings razed	381
Total brick and other fire-resistive buildings July 1, 1976	<u>43,982</u>
Wood buildings	94,715
Wood buildings erected 1976-1977	74
Wood buildings razed 1976-1977	433
Total wood buildings (estimated) July 1, 1977	<u>94,393</u>
Total all buildings (estimated) July 1, 1977	<u>189,108</u>

Following is a list of construction projects involving an outlay of \$100,000 or more for which applications were filed with the Building Department during the period July 1, 1976, through June 30, 1977

PURPOSE	NATURE	WARD	OWNER	LOCATION	EST. COST
Church	New	5	Chinese Christian Church	249 Harrison Avenue	\$200,000
Apartments Dorm.	Add/Alter	14	Wheelock College	210-214 Riverway	270,000
Apts/Off.	Add/Alter	3	McLauthlin Elev	120 Fulton Street	500,000
Off/Car	Add/Alter	3	Commercial Union	One Beacon Street	500,000
Offices	Add/Alter	4	John Hancock Life	200 Clarendon Street	200,000
Hospital	New	3	Mass. General Hospital	35 Parkman Street	16,998,000
Apartments	New	3	Ausonia Homes	145 Commercial Street	2,114,000
Office	New	1	Edgar Hill	44 Logan Airport	100,000
Office	Add/Alter	12	12th Baptist Church	150-158 Warren Street	130,000
Bank	Add/Alter	3	First Natl. Bank	100 Federal Street	225,000
Office	Add/Alter	3	CC&F Summer St. Trust	93-108 Summer Street	100,000
Hospital	Add/Alter	4	Childrens Hosp. Med. Cntr.	300 Longwood Ave	410,000
Office	New	7	Purulator Corp.	345 Dorchester Avenue Rr	220,000
Delivery Serv.	New	7	Purulator Corp.	345 Dorchester Avenue Rr	126,000
Hospital	Add/Alter	3	Mass General Hospital	90 Blossom Street	200,000
Office	Add/Alter	3	Retina Foundation	20 Staniford Street	310,000
Hospital	Alteration	3	Mass. Eye & Ear	243 Charles Street	300,000
Office	Add/Alter	3	NE Med. Center	185 Harrison Avenue	400,000
Bank/Office	Add/Alter	3	Fidelity Management	70-84 Devonshire Street	125,000
Bank/Stores	Add/Alter	3	Center Plaza	1 Cambridge Street	100,000
Bank	Alteration	3	Prov. Inst. For Savings	423 Washington Street	150,000
Offices	Add/Alter	3	175 Federal St. Tr.	175 Federal Street	250,000
Hospital	Add/Alter	8	University Hospital	750 Harrison	250,000
Nursing Home	Add/Alter	22	Greenery Nursing Home	99-111 Chestnut Hill Avenue	300,000
Bank	Add/Alter	16	John Corrigan	560 Freeport Street	150,000
Hospital	New	4	Beth Israel Hospital	330 Brookline Avenue	300,000
Public Assembly	Add/Alter	4	Prudential Hall	800 Boston Street	600,000
Bank	Add/Alter	3	Trs. Tufts College	171 Harrison Avenue	915,000
Inst Bldg	Alteration	12	Rox. Multi Service	321-327 Blue Hill Avenue	200,000
Garage	Add/Alter	4	N E Deaconess Hosp.	380 Longwood Avenue	2,250,000
Apartments	Add/Alter	5	Back Bay Rest.	274 Commonwealth Avenue	160,000
Apartments	Add/Alter	4	Tom Jones	325 Columbus Avenue	150,000
Bank/Garage	Add/Alter	3	First Natl. Bank	100 Federal Street	225,000
Off/Restaurant	Add/Alter	3	C C F Summer St. Tr.	93-108 Summer Street	100,000
Church	New	4	Boston Redevelopment Auth.	249 Harrison Avenue	200,000
Dorm/Apts.	Add/Alter	4	Wheelock College	210-214 Riverway	270,000
Offices/Stores	Add/Alter	5	B R A	165-199 Faneuil Hall Marketplace	165,000
Office	Add/Alter	3	Boston Children	867 Boylston Street	316,000
Hospital	Add/Alter	3	N E Med. Center	193-95 Harrison Avenue	100,000

PURPOSE	NATURE	WARD	OWNER	LOCATION	EST. COST
Bank.....	Add/Alter	3	Txs. of 60 State Street	60 State Street	\$200,000
Bank/Offices.....	Add/Alter	3	A. W. Perry	77-87 Franklin Street	1,000,000
Apartment.....	New	21	Continental Shelters	1925 Commonwealth Avenue	580,000
Offices.....	New	14	N.E. Nuclear Corp.	100 East Canton Street	1,500,000
Clinic.....	New	14	City of Boston	5-7-9 Balsam Street	500,000
Offices.....	Add/Alter	3	Commercial Union	1 Beacon Street	197,000
Adm./Bldg.....	New	3	Corporate Prop.	225 Franklin Street	100,150
Tel. Exch.....	Add/Alter	1	Nat'l Car Rental	46 Logan Airport	100,000
School.....	Add/Alter	4	NE Tel & Tel	41 Bedford Street	850,000
Rest/Lounge.....	Add/Alter	5	N.E. School Law	190-196 Newbury Street	175,000
Off/Bank.....	Add/Alter	3	Natale Nastasi	108-110 Richmond Street	100,000
Stores.....	Add/Alter	3	Federal Reserve Bank	586-624 Atlantic Avenue	105,000
Office.....	Add/Alter	3	Provident Inst. Savings	28-38 Winter Street	312,000
Tennis Court.....	New	21	Quinze Rue D'Erat Trust	15 State Street	750,000
Office.....	Add/Alter	22	Cambridge Trust	12 Griggs Street	205,000
Office.....	Add/Alter	5	Westinghouse Broadcasting	1170 Soldiers Field Road	189,000
Apts.....	Add/Alter	13	Park Square Bldg. Tr.	21 St. James Avenue	200,000
Apts.....	Add/Alter	13	Boston Housing Authority	2-5 Brandon Avenue	600,000
Apts.....	Add/Alter	13	Boston Housing Authority	11-15-19 Brandon Avenue	200,000
Apts.....	Add/Alter	13	Boston Housing Authority	260-264 Mt. Vernon Street	300,000
Apts.....	Add/Alter	13	Boston Housing Authority	340-Mt. Vernon Street	300,000
Apartment.....	Add/Alter	13	Boston Housing Authority	350-390 Mt. Vernon Street	200,000
Apartment.....	Add/Alter	13	Boston Housing Authority	30-40 Monticello Avenue	271,000
Offices.....	Add/Alter	5	Park Sq. Bldg. Trust	50-60 Monticello Avenue	200,000
Hospital.....	New	4	Mass. General Hospital	31 St. James Avenue	700,000
216 Apts.....	New	4	Symphony Plaza	334 Massachusetts Avenue	6,100,000
Office.....	New	3	Symphony Plaza	333 Massachusetts Avenue	6,900,000
			Commercial	85 Commercial Street	300,000

Statement of Building Operations for the City of Boston for the Five Years Ending June 30, 1977

	June 30, 1977		June 30, 1976		June 30, 1975		1973-1974		1972	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Type I, Fireproof	28	\$7,800,900	31	\$4,909,000	57	\$15,400,400	54	\$41,700,600	37	\$48,700,100
Type II, Semifireproof	8	2,890,800	8	1,800,900	11	3,220,200	8	7,110,000	8	8,100,600
Type IV, Brick and wood	70	20,507,000	88	21,800,700	151	18,690,900	156	51,300,000	81	46,700,9760
Type V, Metal frame	—	—	—	—	—	—	—	—	—	—
Type VI, Wood frame	74	10,617,455	54	12,301,116	98	13,655,370	108	13,757,187	43	19,389,000
Total new construction	180	\$41,816,155	181	\$40,811,716	317	\$50,966,870	326	\$113,867,787	169	\$118,890,675
Alterations, additions, etc.	5,490	119,053,100	5,225	112,903,729	5,112	77,020,500	7,584	88,651,302	4,319	61,193,100
Total construction	5,670	\$160,869,255	5,406	\$153,715,445	5,429	\$127,987,370	7,910	\$202,519,089	4,488	\$180,063,775
Plumbing	2,223	\$15,998,900	2,468	\$9,454,000	2,511	\$8,887,000	3,513	\$12,107,000	2,202	\$7,484,300
Gas fitting	2,375	17,828,800	2,186	5,900,900	2,504	9,776,000	4,475	14,116,700	3,269	8,144,000
Heaters and boilers	441	6,600,800	413	1,008,900	405	1,444,800	1,040	5,170,700	993	2,444,000
Elevators, new, freight	588	4,500,000	480	4,590,600	—	—	34	1,114,800	21	633,300
Elevators, new, passenger	644	5,400,900	510	5,400,700	—	—	36	1,213,700	23	544,400
Elevators, alterations, freight	969	4,300,200	910	6,600,600	1,515	—	38	784,200	27	399,900
Elevators, alterations, passenger	760	4,220,000	1,040	6,065,000	1,514	—	34	683,100	20	333,400
Signs and Projections	188	389,800	48	209,200	544	545,500	211	384,100	403	611,900
Fire escapes	202	333,900	—	—	—	—	—	—	—	—
Take-down, wood	433	345,900	376	980,900	381	804,800	475	511,000	245	411,400
Take-down, brick	381	298,900	414	870,700	211	466,800	304	643,100	228	399,900
Sprinklers	316	—	307	600,600	245	599,900	530	1,380,700	235	511,700
Excavations	—	1,112,200	—	—	—	—	—	—	—	—
Use of premises	—	—	18	—	—	—	62	—	63	—
Total	9,554	\$61,330,300	9,270	\$41,683,000	9,830	\$22,524,000	9,973	\$36,959,000	7,729	\$22,218,200
Total all work	15,224	\$221,199,555	14,676	\$195,398,445	15,259	\$150,512,170	17,883	\$239,468,089	12,217	\$202,281,975

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations thereby, for which applications were filed with the Building Department of the City of Boston during the

Five Years Ending June 30, 1977

NUMBER OF FAMILY UNITS IN EACH BUILDING	1976-1977		1975-1976		1974-1975		1973-1974		1972	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	11	11	12	12	45	45	39	39	28	28
2.....	12	24	18	36	6	12	91	182	17	34
3.....	4	12	3	9	2	6	1	3	1	3
4.....	10	—	11	—	—	—	4	44	26	—
Multi.....										
Total.....	37	47	44	57	53	63	142	268	72	65
Estimated cost of housing construction.....	\$11,380,000		\$24,427,216		\$51,259,760		\$3,115,800		\$39,182,200	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

Five Years Ending June 30, 1977

NUMBER OF FAMILY UNITS IN EACH BUILDING	1976-1977		1974-1975		1973-1974		1972		1971	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....										
2.....										
3.....	728	1976	514	1,320	497	1,206	274	654	506	1,699
4.....										
5.....										
Total.....	728	1976	514	1,320	497	1,206	274	654	506	1,699

ELECTRICAL INSPECTION DIVISION
July 1, 1976 through June 30, 1977

No.		
1	Inspections made — interior.....	28,392
2	Inspections made — exterior	1,016
3	Manholes constructed.....	122
4	Underground services installed.....	842
5	Poles set in new locations.....	493
6	Poles standing in public ways.....	16,439
7	Poles removed	272
8	Notices of overhead construction.....	5,612
9	Notices of underground construction.....	4,987
10	Reports of overhead construction.....	3,927
11	Reports of underground construction.....	4,920
12	Vaults installed in public ways and customers vaults.....	18
13	Underground conduits installed — number of linear feet.....	165,442
14	Accident reports investigated — exterior.....	80
15	Board and nursery homes inspected.....	88
16	Hospitals inspected.....	90
17	Nursery schools or day care agencies inspected.....	133
18	Day care centers and rest homes.....	14
19	Medical schools inspected.....	13
20	Permits granted for electrical work — interior.....	4,329
21	Complaints received and investigated.....	807
22	Grants of location approved	410
23	Underground installations completed, 110,000 volts.....	172,568
24	Number of new municipal lampposts installed.....	1,187
25	Number of municipal lampposts removed.....	981
26	Number of lampposts in Boston.....	18,043
27	Complaints received and investigated.....	692

NUMBER OF DOCUMENTS AND FEES
RECEIVED BY THE BUILDING DEPARTMENT
JULY 1, 1976, THROUGH JUNE 30, 1977

	Documents	Fees
New Documents.....	180	\$390,429.00
Elevator.....	—	—
Alterations.....	5,490	343,934.50
Electrical inspections.....	4,204	135,443.06
Elevator inspections.....	2,961	100,817.00
Plumbing, old.....	2,170	27,023.00
Plumbing, new.....	53	5,514.50
Heating, boilers, generators, etc.....	441	8,480.00
Gas, old.....	2,366	14,137.00
Gas, new.....	9	515.00
Sprinklers.....	316	12,509.00
Board of Appeal.....	303	42,850.00
Amendments.....	181	19,949.00
Foundations.....	19	1,375.00
Law books.....	171	800.00
Pamphlets.....	401	377.00
Class B, garages.....	9	9,473.00
Class C, inflammables.....	18	1,323.00
Welders.....	6	225.00
Duplicate permits, etc.....	4	4.00
Plans, photo, certified copy.....	5,683	5,683.00
Egress.....	2,790	94,323.00
Totals.....	<u>23,916</u>	<u>\$1,215,184.06</u>

SUMMARY OF ACCIDENTS AND REPORTS,
July 1, 1976-June 30, 1977

Gas accidents:

Fatal.....	0
Nonfatal.....	0

Elevator accidents:

Fatal.....	0
Nonfatal.....	10

Escalator accidents 67

Building accidents — special reports 0

Complaints made —	violations.....	1,030
	unsafe buildings.....	2,379

Communications acted on..... 4,000

Complaints referred to court for prosecution 2,250

Court action entered..... 1,133

Warrants issued 1,253

Continued..... 4,249

Dismissed 1,703

FINANCIAL REPORT, 1976-1977 — EXPENDITURES

1. PERSONAL SERVICES:	
10. Permanent employees.....	\$1,901,719
12. Overtime.....	29,042
	<hr/>
	\$1,930,761
2. CONTRACTUAL SERVICES:	
21. Communications.....	\$1,353
27. Repairs to equipment.....	2,031
28. Transportation of persons.....	33,226
29. Miscellaneous contractual services.....	209,473
	<hr/>
	\$246,083
3. SUPPLIES AND MATERIALS:	
30. Automotive.....	\$61
36. Office supplies.....	13,761
39. Miscellaneous supplies.....	901
	<hr/>
	\$14,723
3. CURRENT CHARGES AND OBLIATIONS:	
49. Dues, subscriptions, and licenses.....	\$4,019
56. Office equipment.....	4,945
	<hr/>
	\$8,964
5. EQUIPMENT	
59. Library.....	\$192
Grant total.....	<hr/>
	\$2,200,723
Appropriation.....	\$2,074,889

Number of permits and licenses issued from July 1, 1976 to June 30, 1977, by the Committee on Licenses, Building Department, and revenue received for same.

CLASS				Number of Permits and Licenses Issued	Revenue Received
Garages					
Business	1,443 cars	5 permits	\$8,806		
Repair	24 cars	3 permits	305		
Public	398 cars	1 permit	200		
Private	166 cars	3 permits	—		
Totals	2,031 cars	12 permits	\$9,311	12	\$9,311
Flammables					
Total gallonage,	124,751			21	1,261
Total cubic feet of gases,	12,778			33	\$10,572

BEACON HILL ARCHITECTURAL COMMISSION

May 31, 1977.

HON. KEVIN H. WHITE,
Mayor of Boston.

DEAR MR. MAYOR:

This report, for the year ending 1976, is the twenty-first annual report of the Beacon Hill Architectural Commission and, in accordance with the provisions of chapter 616, Acts of 1955, as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$350. Cases disposed of were as follows:

Certificate of Appropriateness issued.....	59
Applications rejected.....	13
Applications withdrawn.....	2
Applications held over.....	1
Certificates of Nonapplicability issued.....	51
Approved for ordinary repairs.....	48
Advisory opinions given.....	6

Cases processed during the twenty years of the Commission's operation total 2,427.

The Commission is now composed of the following members:

MEMBER	NOMINATED BY	TERM ENDS
Joseph L. Eldredge	The Mayor.....	May 1, 1970*
John Codman	Boston Real Estate Board.....	May 1, 1970*
John P. Bennett	Boston Society of Architects.....	May 1, 1973*
James D. McNeely	Society for Preservation of New England Antiquities.....	May 1, 1974*
Jesse R. Fillman	Beacon Hill Civic Association (Resigned 5-1-76).....	May 1, 1976

The Alternate Members of the Commission authorized by section 1, chapter 429, Acts of 1965, are as follows:

Benjamin Cook	The Mayor.....	May 1, 1970*
Alexander McIntyre	Beacon Hill Civic Association	May 1, 1970*
Frederick W. Lord	Boston Real Estate Board	May 1, 1972*
George Notter, Jr.	Boston Society of Architects	May 1, 1973*
Harriet Ropes Cabot	Society for Preservation of New England Antiquities.....	May 1, 1974*

The Officers for 1975 and 1976 are Joseph Eldredge, Chairman; John Codman, Acting Vice-Chairman; and Richard L. Granara, Jr., Secretary.

For the Chairman,
Very truly yours,

Richard L. Granara, Jr.
Secretary

*Term expired, awaiting reappointment.

EIGHTEENTH ANNUAL REPORT

OF THE

ZONING COMMISSION

OF THE

CITY OF BOSTON

FOR THE PERIOD JULY 1, 1976, THROUGH JUNE 30, 1977

The Zoning Commission was established under chapter 665 of the Acts of 1956 as amended. It is empowered to adopt and amend zoning regulations and the zoning maps. The Boston Zoning Code and maps incorporated therein were adopted on March 29, 1963, and became effective on December 31, 1964.

The membership of the Zoning Commission as of June 30, 1977, was as follows:

MEMBERS	NOMINATED BY	TERM ENDING
Richard F. Battles	Boston Society of Civil Engineers....	Holdover (1972)
Raymond T. Coleman	Greater Boston Chamber of Commerce	Holdover (1975)
Vincent DiNunno, Sr.	Mayor's Selection	Holdover (1977)
Richard B. Fowler	Greater Boston Real Estate Board...	Holdover (1976)
Thomas F. Gallagher	Associated Industries of Mass.....	Holdover (1976)
Thomas G. Green	Boston Society of Architects.....	Holdover (1975)
Louis P. Leonard	Mayor's Selection	Holdover (1975)
Anthony Macolini	Mayor's Selection	Holdover (1976)
Robert L. Marr	Master Builders Association of Boston	Holdover (1977)
Theodore W. Paul	Massachusetts Motor Truck Assoc., Inc.....	Holdover (1971)
Vacancy ¹	Greater Boston Massachusetts Labor Council AFO-CIO	

At its organizational meeting on May 27, 1977, the Commission re-elected Mr. Fowler as Chairman, Mr. Battles as Vice-Chairman, and Miss Marguerite Hildebrand as Secretary. Mace Wenniger was re-appointed Advisor to the Zoning Commission. Mr. Wenniger's and Miss Hildebrand's part-time services and other staff time are provided by the Boston Redevelopment Authority in its function of planning agency of the city.

1. Thomas J. McIntyre resigned in December of 1975 and no new appointment has been made.

One map amendment and one text amendment that had been tabled in the previous year were withdrawn by the petitioner. During the year, six hearings were held in connection with amendments to the text of the Zoning Code. One was denied, one failed to pass and four were adopted. Six hearings were also held in connection with amendments to the zoning maps. Of these, five were adopted and one was pending at the end of the fiscal year.

Records of these proceedings are on file in the offices of the Commission on the ninth floor of Boston City Hall.

FINANCIAL STATEMENT

July 1, 1976-June 30, 1977

Appropriation.....	\$4,960.00
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Expenditures:

Permanent Employees.....	\$1,000.00	
Miscellaneous Contractual		
Services.....	2,328.00	
Office Supplies and		
Materials.....	193.00	3,521.00

Unexpended.....	\$1,439.00
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Income Received

Filing Fees:

3 Map Amendment	
Applications*	\$ 300.00

2 Text Amendment	
Applications*	\$ 200.00

Service charges for mailing	
amended pages for Zoning	
Code and/or decisions on	
applications to amend text	
and maps.....	\$ 322.00

Total	\$ 822.00
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Respectfully submitted,

RICHARD B. FOWLER, *Chairman.*

BOARD OF APPEAL

July 1, 1977.

ANNUAL REPORT FOR JULY 1, 1976 TO JUNE 30, 1977

The Board of Appeal, established in accordance with section 117, of chapter 479, Acts of 1938, as amended, and chapter 665, Acts of 1956, as amended, in its functioning, may vary the provisions of the Acts referred to it in specific cases, which appear to them not to have been contemplated by these Acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said Acts.

The following is a statistical summary of the work of this department from July 1, 1976 through June 30, 1977.

In re Building Laws, chapter 479, Acts of 1938, as amended and chapter 802, Acts of 1972.

Decisions rendered.....	13
Appeals sustained.....	6
Appeals received.....	25
Appeals sustained with provisos.....	5
Appeals dismissed.....	1
Appeals withdrawn.....	1
Appeals pending.....	12
Appeals rendered carried over from 1975-1976.....	2

In re Zoning Law, chapter 665, Acts of 1956, as amended

Decisions rendered.....	193
Appeals sustained.....	41
Appeals received.....	276
Appeals sustained with provisos.....	107
Appeals dismissed.....	44
Appeals withdrawn.....	1
Appeals pending.....	83
Appeals rendered carried over from 1975-1976.....	31

Very truly yours,

For the Board of Appeal

ANNE G. HAGERTY,
Executive Secretary.

BOARD OF EXAMINERS

September 3, 1977.

ANNUAL REPORT FOR JULY 1, 1976 TO JUNE 30, 1977

The Board of Examiners was created by City Ordinance in 1913 and re-established under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinance as an Architect or Engineer, a Contractor or Mechanic and a Lawyer or a person with legal qualifications.

The following is a table of 1976-1977 activities:

Applications received and processed.....	203	
Applications approved and issued.....	184	
Approved and not issued.....	0	
Applications rejected	13	
Applicants absent.....	6	
New licenses	(55 at \$40)	
(2 for Building Department Use only)	53 at \$40	\$ 2,120
New licenses	(129 at \$30)	
(1 for Building Department Use only)	128 at \$30	\$ 3,840
Re-Issues.....	217 at \$30	\$ 6,510
Renewals.....	(2,130 at \$25)	
(43 for Building Department Use only)	2,087 at \$25	\$52,175
Total Licenses Issued	2,531	
Total Receipts.....	\$64,645	\$64,645

Respectfully submitted,

GERALDINE ANTONELLI,
*Executive Secretary,
 Board of Examiners.*

CITY OF BOSTON



PRINTING SECTION